



# Work Plan & Docket 2022

Island County Planning Commission – January 10, 2022

Members of the public can provide written comments to:  
[PlanningCommission@islandcountywa.gov](mailto:PlanningCommission@islandcountywa.gov)

# WORK PLAN 2022

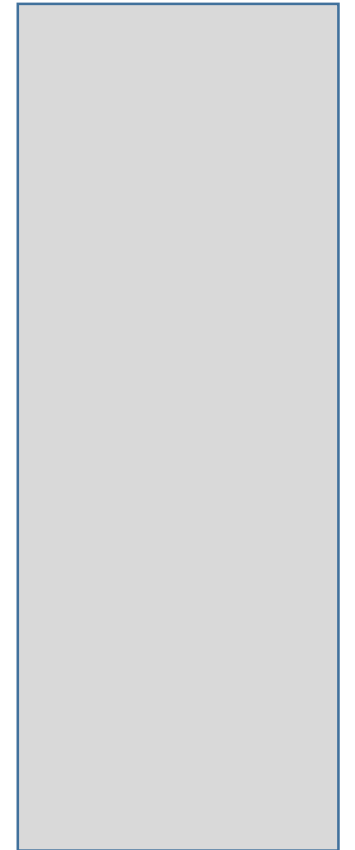
Roll over items from 2021

- **Shoreline Master Program Update** (Docket Item) –

- WA Dept. of Ecology issued initial determination of consistency

# • Housing Element Implementation

- Develop Housing Implementation Timeline
- Begin outreach on Mixed-Use RAIDs

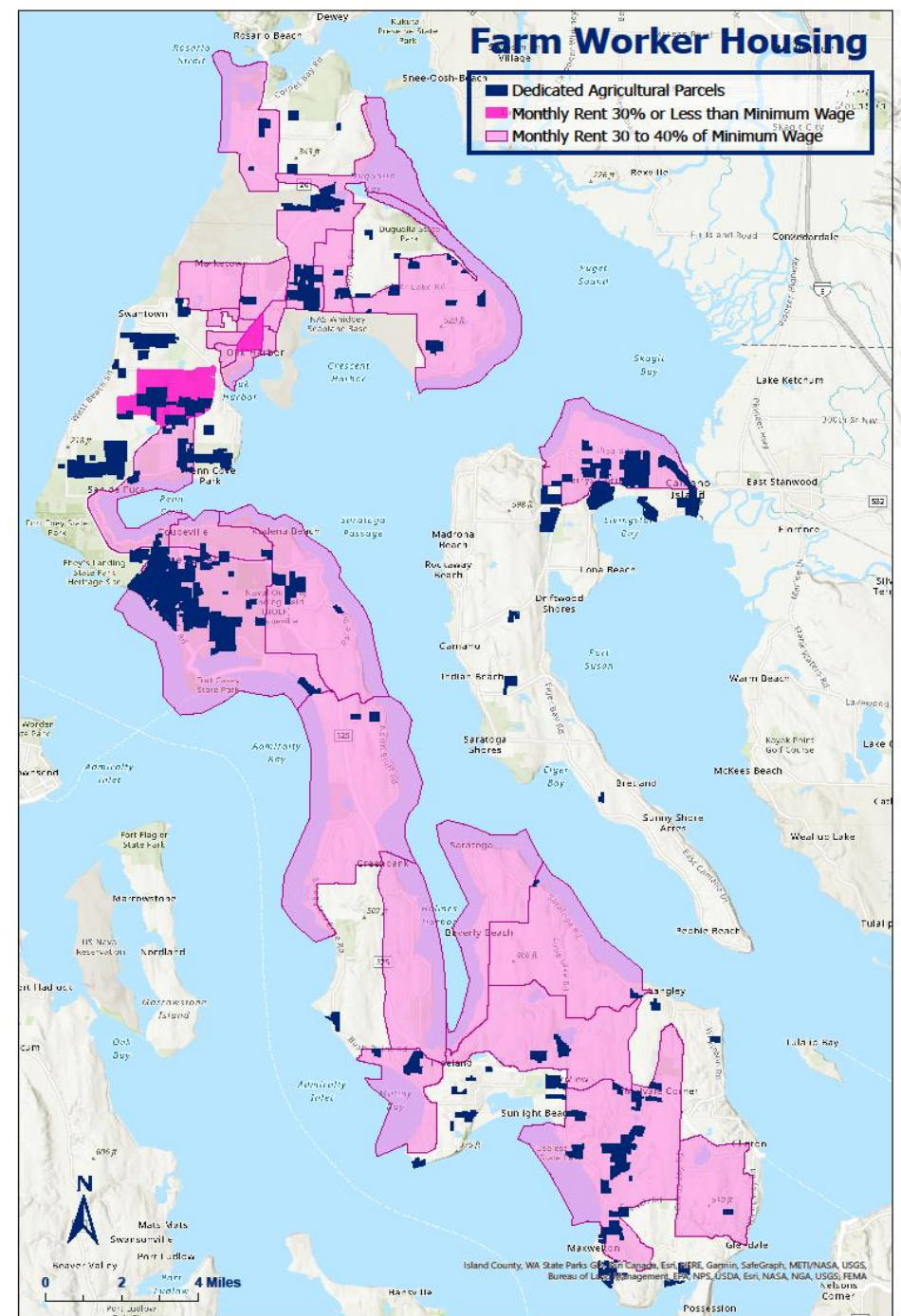


# Farm Worker Housing

With the initial Farm Worker Housing Report and Draft Survey Completed the following four steps will be required to reach the goals in Housing Element – Action 4

- Develop Outreach Strategy and Revise Farm Worker Questionnaire
- Implement Survey (both digital and hard copy)
- Evaluation of Survey Results
- Revise Farmworker Housing Code

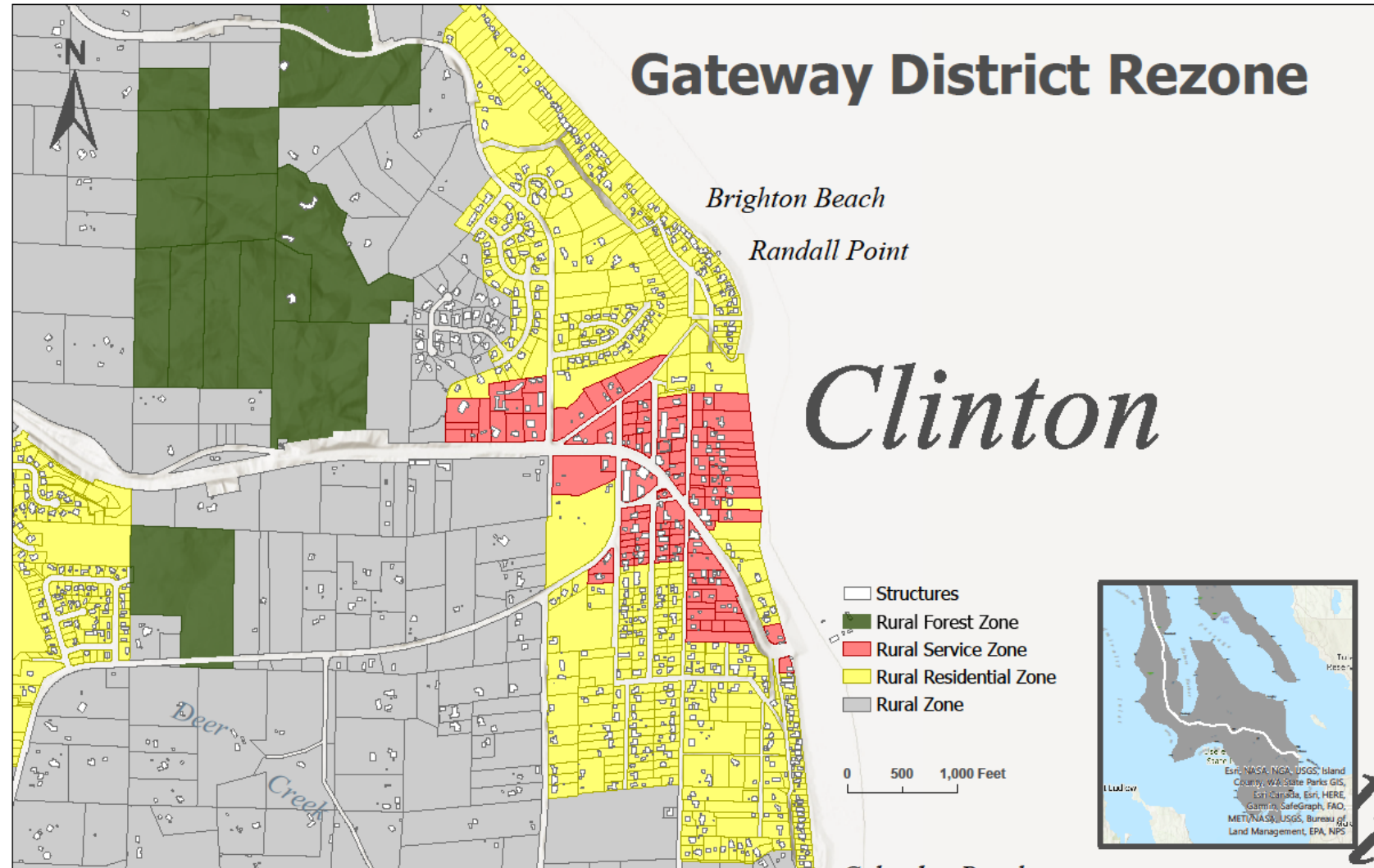
Planning Commission Questions?



# Clinton Gateway Implementation

- Evaluation of Existing Zoning and Allowed Uses
- Clinton – rezone work (Docket item for 2023)

Planning Commission Questions?



- **Public Benefits Rating System Program Update –**

- Properties Serving Area-Wide Drainage Function (Add points for Surface Water Buffer Areas)
- Non-commercially timbered Forests (review of Rural Forest lands/woodlots points and additions without harvest)

Planning Commission Questions?

- Accessory Dwelling Unit Code Update

Planning Commission Questions?



# WORK PLAN 2022

New Work Plan Ideas for 2022

- **Multi-department Work Plan Items**

(PC review or recommendations not required)

- GIS
- Web Forms
- SmartGov

- **Ebey's Landing National Historic Review**

- Phase II and/or III Code updates
- Inter Local agreement

Planning Commission Questions?

- **Code Clean Up**

- ICC 16.19.140, Land Use, notices and procedures (review of best practices)
- ICC 16.06.080 Lot Combinations and BLC updates (review of best practices)
- ICC 17.03.035 Table C Rural Areas of More Intensive Development – Rural Service Zoning permitted uses size limit

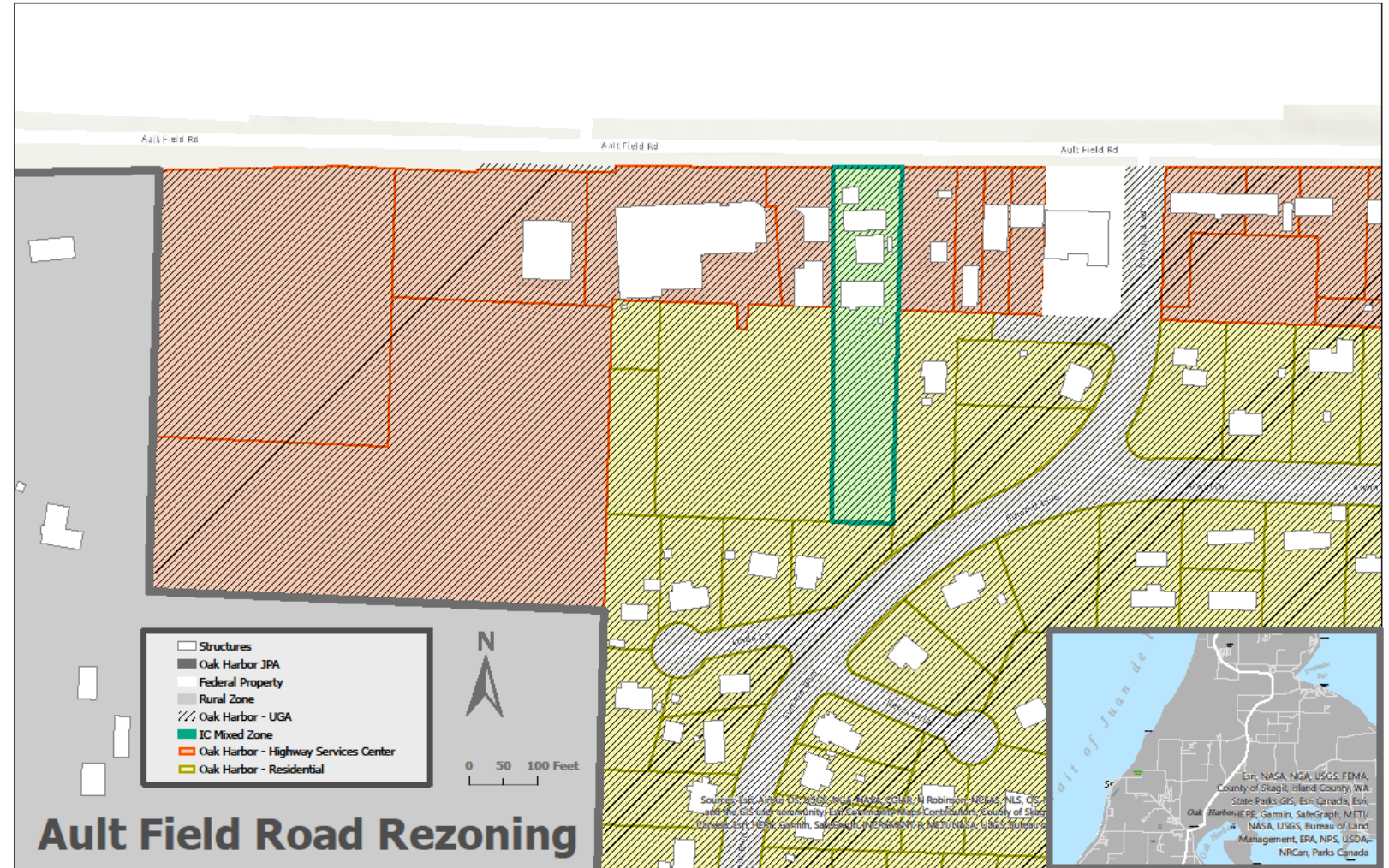
Planning Commission Questions?

# Rezone Consideration for Ault Field Road

A split zoned parcel on Ault Field Road, Oak Harbor – Residential/Oak Harbor Highway Service Center, initiates consideration of a zoning change for the following contiguous parcels abutting the OH-HSC Zone

- Nichols Ware NW Properties LLC: R13327-492-2820, R13327-503-2680, R13327-487-2680
- The White Stone, INC: R13327-502-2990

Planning Commission Questions?



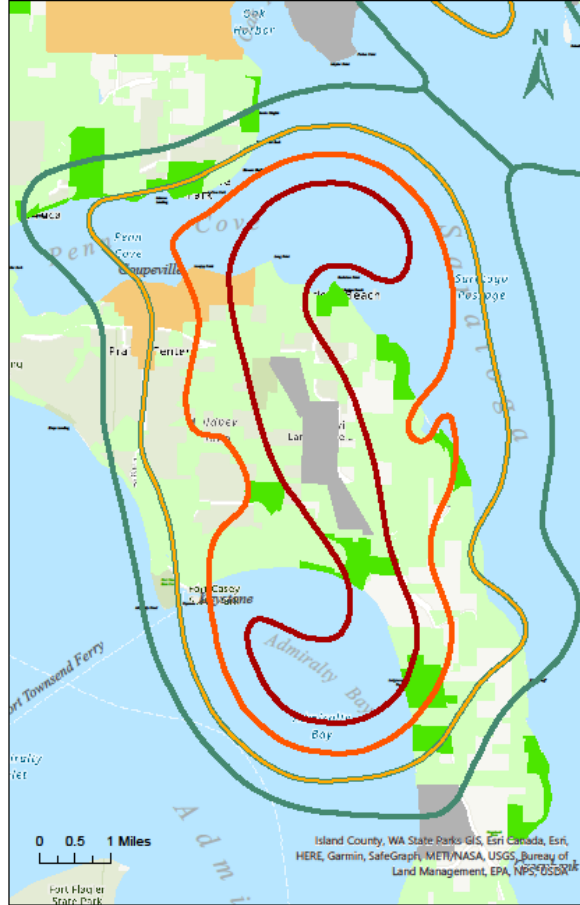
- **Permitting Fee Schedule Update**

- Review current fees, update fee schedule to reflect current rates

Planning Commission Questions?

- **AICUZ Noise Zone Overlay Update**

The AICUZ Noise Zone Overlay has been updated by the Navy to include an increased number of flights and the effects of equipment updates at Ault Field and Outlying Landing Field Coupeville. The Navy EIS has been challenged in the courts and the current overlay will possibly be revised. This can be addressed in the 4<sup>th</sup> Quarter of 2022 as an 'end of year' revision.



## Existing Ault Field & OLF Coupeville

